BOOK 9598PG529

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael D. White, et ux 1006 Pierce Rd. Madison, TN 37115	Same as New Owner	Map 18-16 Parcel 168 Field Book GO 14101

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LESLIE T. (KEENE) AYERS, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MICHAEL D. WHITE and wife, DEBERA R. WHITE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Surveyor, dated December 7, 1968, as follows: BEGINNING at an iron pin in the northerly margin of Moncrief Avenue, said point being the southeast corner of the property conveyed to Geneva Mosley by deed from William T. Baker and wife, Mary S. Baker, of record in Book 3026, page 477, said Register's Office; thence along Mosley's easterly line, North 2 deg. 00' East 129.0 feet to an iron pin; thence South 89 deg. 01' East, 136.0 feet to an iron pin; thence South 27 deg. 30' 57.0 feet, more or less, to an iron pin in the northerly margin of Moncrief Avenue; thence with the margin of the same, South 50 deg. 43' West 61.0 feet, South 61 deg. 35' West 49.0 feet and South 80 deg. 00' West 78.25 feet to the point of beginning.
>
> BEING the same property conveyed to Leslie T. (Keene) Ayers, by deed from Marie Tinnon, Executrix, of record in Book 7773, page 223, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 119 Moncrief Avenue, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

95 FEB 21 AM 10:55
DAVIDSON COUNTY, TN.

35302
IDENTIF. & REFERENCE

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: MALCOLM W. AYERS, husband of LESLIE T. (KEENE) AYERS, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 16th day of February, 1995.

"GRANTOR"

LESLIE T. (KEENE) AYERS

MALCOLM W. AYERS

"GRANTEES"

MICHAEL D. WHITE

DEBERA R. WHITE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE T. (KEENE) AYERS and husband, MALCOLM W. AYERS, and MICHAEL D. WHITE and wife, DEBERA R. WHITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of February, 1995.

DIANA C. FREY NOTARY PUBLIC AT LA ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/26/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $33.623.52.

Affiant

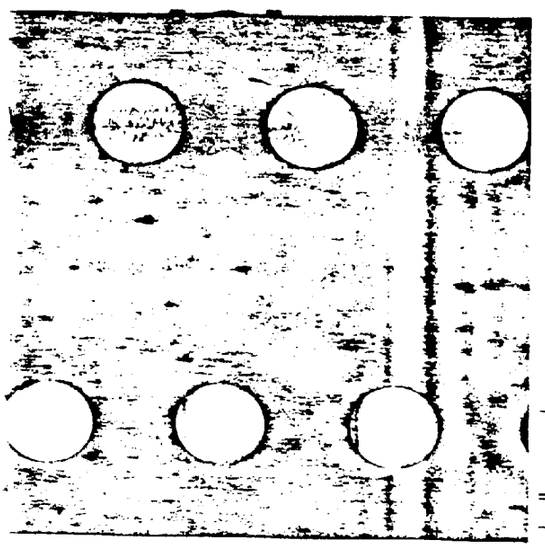
Sworn to and subscribed before me, this the 16th day of February, 1995.

DIANA C. FREY NOTARY PUBLIC AT LA ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/26/97

2993 02/20 0101 03CHECK 133-32



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

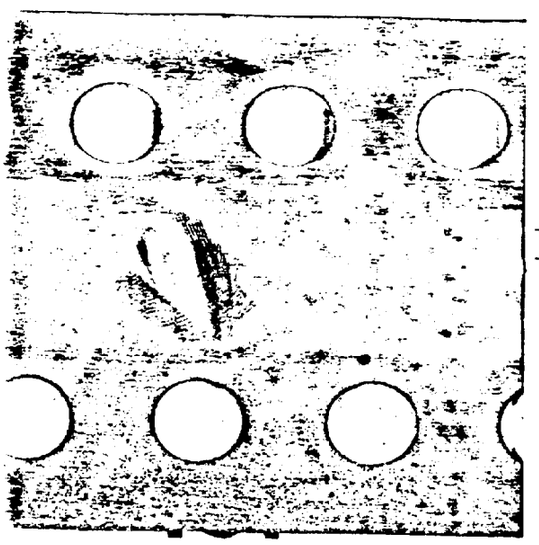
RECEIVED OF _____

FOR _____

BOOK 9598 PG 531

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	33623.52
CON TX	124.32
PRFEE	1.00
WDEED	8.00
TOTAL	133.32
CHECK	133.32

02/20/95 01 22:54 0001 2993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35302
IDENTIF. & REFERENCE

95 FEB 21 AM 10:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 882688